

**THIS IS A PRESOLICITATION NOTICE ONLY. THIS IS NOT A REQUEST FOR PROPOSAL. NO SPECIFICATIONS OR DRAWINGS ARE AVAILABLE AT THIS TIME.**

The Naval Facilities Engineering Command Mid-Atlantic is seeking eligible Small Business (SB) firms that are capable of performing on the Multiple Award Construction Contract (MACC), Design Build (DB) and Design Bid Build (DBB) Projects for the Northeast area of responsibility (AOR).

Northeast AOR consists of the following ten (10) states; Connecticut , Delaware, Maine, Massachusetts, New Hampshire, New Jersey, New York, Pennsylvania, Rhode Island and Vermont. However; projects may also be considered throughout the NAVFAC Mid-Atlantic and NAVFAC Atlantic AOR. Projects may be DB or DBB. Projects may be new construction, renovations, alteration or repair to various facility types.

**This solicitation is being advertised as a 100% Small Business set-a-side procurement.**

This acquisition will result in a multiple awards Firm-Fixed Price (FFP), Indefinite-Delivery/Indefinite Quantity (IDIQ), Multiple Award Contract (MAC). The awards will be the result of negotiated procedures, as it has been determined in accordance with FAR 6.401 to be the most appropriate method of contracting for the subject project. The solicitation shall be comprised of a written technical and a price proposal, which will be evaluated separately in accordance with Part 15. The best value continuum source selection process to be used for these acquisition packages is the tradeoff analysis process as described in FAR 15.101-1.

This procurement will result in a Multiple Awards Construction Contract (MACC) for general design-build and design-bid-build projects in the NAVFAC MIDLANT NE/IPT AOR. No more than five (5) contracts will be awarded as a result of this solicitation. However, the Contracting Officer reserves the right to award more than five (5) contracts if he/she deems it advantageous under the particular circumstances of this solicitation. The duration of the contract(s) is for one (1) year from the date of contract award with four (4) one-year option periods. The total five-year (base and four one-year options) total estimated construction cost for all awarded contracts shall not to exceed \$95,000,000.00 for the life of the contract. Individual task orders for the Design Build/ Design Bid Build, MACC have an anticipated construction cost between \$1,000,000.00 and \$10,000,000.00; however, smaller and/or larger dollar value projects may be considered. The government guarantees a minimum amount of \$5,000 to each offeror awarded a contract for the life of the contract.

**MACC Contractor Description:**

The Government will be seeking teams of construction firms, engineers and designers with significant past performance, qualification, and experience in recent relevant projects. The construction contractor will be evaluated for customer satisfaction based on recentness and relevancy of projects, general trends in past performance, quality of workmanship, timely completion of work, reasonableness in price, effective management of the construction, business integrity, cooperation, responsiveness, and a satisfactory safety record. The design firms will be evaluated for customer satisfaction in the design of the most recent relevant projects. The

designer's past performance will be evaluated on customer satisfaction based on recentness and relevancy of projects, general trends in performance, quality of work, compliance with performance schedules, cost control, cooperation and responsiveness. Because of the relatively broad scope of this contract, the government will conduct best value (price/technical) tradeoff evaluations and design-build procedures.

### **Seed Project Description:**

The contractor will perform a Whole Center Repair (WCR) to the Navy Operational Support Center (NOSC) located in Syracuse, NY. Project RM10-6973, main building work, will include but not be limited to the following: replace roof, replace HVAC equipment, install fire sprinkler system with new service line, replace exterior doors, replace drop ceiling, replace drill hall lighting, electrical repair work replace floor tiles and carpeting, paint interior walls, repair restrooms, replace drill hall floor, reconfigure interior medical offices, provide temporary facilities and temporary storage, perform telephone and data changes. Exterior work to include but not be limited to exterior building wall repairs, retaining wall finish improvements, replacement of windows with ATFP compliant windows on 2nd floor, replacement of existing parking lot lights with LED powered lights and installation of natural gas powered emergency generator. Installation Appearance Plan work to include reconfigure entry plaza, outdoor fitness area, pavilion, walkways, landscaping and equipment screening. The project includes a base and options per the Bidding Schedule in solicitation section 00100.

The period of performance for this construction Seed Project is 495 days from date of award. The magnitude of this construction project is between \$1,000,000.00 and \$5,000,000.00 IAW FAR 36.204(F).

The **Request for Proposals (RFP)** will be available for viewing and downloading on or about 23 May 2013. Proposal due date will be approximately 25 June 2013, 2:00 P.M. EASTERN TIME. The solicitation will be formatted as an RFP in accordance with the requirements designated by FAR 15.

The Government intends on issuing the RFP Solicitation through [www.neco.navy.mil](http://www.neco.navy.mil). All prospective offerors MUST register themselves on the website. All contractors are encouraged to attempt download prior to obtaining the solicitation through alternate sources. Amendments will also be posted on the website. This is the normal method for distributing amendments; therefore, it is the offerors' responsibility to check the website periodically for any amendments to this solicitation. The Government reserves the right to reject any or all proposals prior to award and also to negotiate with any or all offerors. **OFFERORS ARE ADVISED AN AWARD IS ANTICIPATED WITHOUT DISCUSSIONS OR ANY CONTACT CONCERNING THE PROPOSALS RECEIVED.** Offerors should not assume they would be contacted, or afforded the opportunity to qualify, discuss, or revise their proposals.

**IMPORTANT NOTICE:** All contractors submitting proposals on DOD solicitations must be registered in the System for Award Management Registration (SAM) prior to award of the contract. Reference is FAR Clause 52.204-99. The North American Industry Classification System (NAICS) Code for this project is 236220 with a size standard of \$33.5M.

Commander, Navy Installations Command (CNIC), has established the Navy Commercial Access Control System (NCACS), a standardized process for granting unescorted access privileges to vendors, contractors, suppliers and service providers not otherwise entitled to the issuance of a Common Access Card (CAC) who seek access to and can provide justification to enter Navy installations and facilities. Visiting vendors may obtain daily passes directly from the individual Navy installations by submitting identification credentials for verification and undergoing a criminal screening/ background check. Alternatively, if the vendor so chooses, it may voluntarily elect to obtain long-term credentials through enrollment, registration, background vetting, screening, issuance of credentials, and electronic validation of credentials at its own cost through a designated independent contractor NCACS service provider. Credentials will be issued every five years and access privileges will be reviewed/ renewed on an annual basis. The costs incurred to obtain Navy installation access of any kind are not reimbursable, and the price(s) paid for obtaining long-term NCACS credentials will not be approved as a direct cost of this contract. Further information regarding NCACS is forthcoming.